



CITY OF REDMOND
APPLICATION REQUIREMENTS FOR:
CAO REASONABLE USE EXCEPTION
PRIVATE PROJECT

An appointment must be scheduled to submit your application to the Development Services Center. Please call 425-556-2494 to schedule your appointment. Applications delivered by courier or by mail will not be accepted. Failure to include all items will result in the application being deemed incomplete and will not be reviewed until complete.

Did this project have a Pre-Application meeting with the Technical Committee? Y N If Yes, what was the most recent pre-app date? _____ What was the file # of the pre-app? _____

Did this project have a Pre-Application meeting with the Design Review Board? Y N If Yes, what was the most recent pre-app date? _____ What was the file # of the pre-app? _____

Please note that the submittal requirements below may change periodically. These submittal requirements are dated **June 2006**.

I. APPLICABILITY

A private property owner applying for relief from strict application of the Critical Areas Ordinance regulations must submit an application for Reasonable Use Exception-Private Project.

II. PROFESSIONAL PREPARATION

Reasonable Use Exception-Private Project applications must be prepared professionally.

The applicant shall check each item below to confirm the item is included in the application. The application packet shall include the following:

III. GENERAL

- ___ A. Completed General Application Form and Project Contact Form.
- ___ B. Application Fees (please provide receipts from Technical Committee and Design Review Board pre-application meetings in order to determine the Pre-Application meeting credit).
- ___ C. Vicinity map (suitable for public notice purposes) with labeled streets and north arrow on 8 1/2" x 11 sheet of paper
- ___ D. One (1) Completed SEPA Application Form and nine (9) copies of a completed City of Redmond SEPA Checklist with a complete response provided to all questions.
- ___ E. Completed SEPA/CAO Fee Worksheet
- ___ F. Explanation of the modification(s) sought from code standards.
- ___ G. Ten (10) copies plus one (1) 8 1/2" X 11" copy of a site plan, drawn to scale, showing location and ground elevations of buildings related to the action, parking areas, landscape areas, critical areas and other development features.

- ____H. Three (3) copies of a Critical Area Report including all information outlined in RCDG Appendix 20D-2 for the applicable Critical Areas.
- ____I. An analysis of whether there is any practicable on-site alternative to the proposed development with less impact, including other allowed uses, reduction in density, phasing of the project implementation, change in timing of activities, revision of lot layout, or related site planning considerations that would allow a reasonable use with less adverse impacts to the critical area.
- ____J. An analysis of mitigation opportunities in order to evaluate whether the proposal minimizes the impact on the critical area.
- ____K. Reasonable Use Exception-Private Project must meet the following criteria for approval as defined in Section 20D.140.10-190 of the Redmond Community Development Guide. **The applicant must provide in writing how the request satisfies each of the criteria listed below.**
1. No reasonable use with less impact on the critical area and the buffer is feasible and reasonable; and
 2. There is no feasible and reasonable on-site alternative to the activities proposed. The application for an exception shall include an analysis of whether there is any practicable on-site alternative to the proposed development with less impact, including other allowed uses, reduction in density, phasing of project implementation, change in timing of activities, revision of lot layout, or related site planning considerations that would allow a reasonable use with less adverse impacts to the critical area; and
 3. The proposed activities, as conditioned, will result in the minimum possible impacts to affected critical areas; and
 4. The proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the public interest; and
 5. All reasonable mitigation measures have been implemented or assured; and
 6. Any development permitted in the critical area is the minimum necessary to allow for reasonable use of the property; and
 7. The inability to derive reasonable economic use is not the result of the applicant's actions.